113.0	0005	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 637,800 / 637,800
					USE VALUE: 637,800 / 637,800
					ASSESSED: 637,800 / 637,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAFFE PAUL F/TRUSTEE
Owner 2:	PAUL F MAFFE REVOCABLE TRUST
Owner 3:	
Street 1:	226 SHORE DR
Street 2:	
Twn/City:	SALEM
St/Prov:	NH Cntry: Own Occ: N
Postal:	03079 Type:

PREVIOUS OWNER

Owner 1:	MAFFE PAUL F -
Owner 2:	-
Street 1:	226 SHORE DR
Twn/City:	SALEM
St/Prov:	MA Cntry:
Postal:	03079

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1421 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	249,300		388,500	637,800
Total Card	0.103	249,300		388,500	637,800
Total Parcel	0.103	249,300		388,500	637,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.90 | /Parcel: 448.9

Legal Description

User Acct 72423

GIS Ref

GIS Ref

Insp Date 11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 113.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,500	0	4,500.	388,500	638,000	638,000	Year End Roll	12/18/2019
2019	101	FV	217,200	0	4,500.	383,000	600,200	600,200	Year End Roll	1/3/2019
2018	101	FV	217,200	0	4,500.	294,100	511,300	511,300	Year End Roll	12/20/2017
2017	101	FV	217,200	0	4,500.	277,500	494,700	494,700	Year End Roll	1/3/2017
2016	101	FV	217,200	0	4,500.	255,300	472,500	472,500	Year End	1/4/2016
2015	101	FV	205,600	0	4,500.	238,700	444,300	444,300	Year End Roll	12/11/2014
2014	101	FV	205,600	0	4,500.	219,800	425,400	425,400	Year End Roll	12/16/2013
2013	101	FV	205,600	0	4,500.	219,800	425,400	425,400		12/13/2012

!8797!

PRINT

Date	Time
12/10/20	23:20:29

LAST REV

Date	Time
12/27/19	09:00:59

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8797

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAFFE PAUL F,	70774-394		3/26/2018	Convenience	1	No	No		
MAFFE PAUL & MA	65327-540		5/6/2015	Convenience	99	No	No		
MAFFEE JOSEPH	27737-292		10/2/1997		125,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1360		2,755					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Meas/Inspect	189	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
4/22/2000	Inspected	276	PATRIOT
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72423
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338778
Depreciation:	89437
Depreciated Total:	249341

COMMENTS

GAR NON FUNC. DUE TO GRADE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

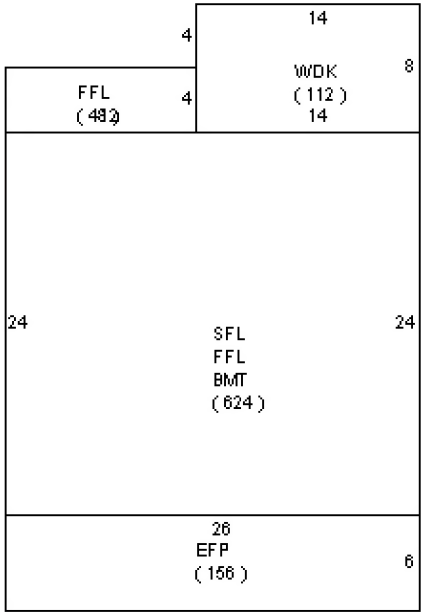
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	113.94
Final Total:	249300	Val/Su SzAd	192.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	672	165.380	111,132
BMT	Basement	624	56.060	34,983
SFL	Second Floor	624	165.380	103,194
EFP	Enclos Porch	156	43.780	6,830
WDK	Deck	112	14.630	1,639

Net Sketched Area:	2,188	Total:	257,778
Size Ad	1296	Gross Are	2188	FinArea	1421
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	